074.0	0007	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	923,700 /	923,700
					USE VALUE:	923,700 /	923,700
					ASSESSED:	923,700 /	923,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
104		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DI PERNA CAROLE A
Owner 2:	
Owner 3:	
Street 1:	104 COLLEGE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DI PERNA JOSEPH P-CAROLE A -
Owner 2:	-
Street 1:	104 COLLEGE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,012 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1962, having primarily Wood Shingle Exterior and 1708 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13012.000	356,400		567,300	923,700
Total Card	0.299	356,400		567,300	923,700
Total Parcel	0.299	356,400		567,300	923,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 540.81 | /Parcel: 540.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	47158
GIS Ref	
GIS Ref	
Insp Date	11/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 074.0-0007-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	356,400	0	13,012.	567,300	923,700	923,700	Year End Roll	12/18/2019
2019	101	FV	284,400	0	13,012.	575,400	859,800	859,800	Year End Roll	1/3/2019
2018	101	FV	284,400	0	13,012.	429,500	713,900	713,900	Year End Roll	12/20/2017
2017	101	FV	284,400	0	13,012.	389,000	673,400	673,400	Year End Roll	1/3/2017
2016	101	FV	284,400	0	13,012.	372,800	657,200	657,200	Year End	1/4/2016
2015	101	FV	279,800	0	13,012.	316,000	595,800	595,800	Year End Roll	12/11/2014
2014	101	FV	279,800	0	13,012.	299,800	579,600	579,600	Year End Roll	12/16/2013
2013	101	FV	279,800	0	13,012.	285,200	565,000	565,000		12/13/2012

!6239!

PRINT

Date	Time
12/10/20	21:02:21

LAST REV

Date	Time
11/06/19	10:28:55

danam

USER DEFINED

Prior Id # 1:	47158
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6239

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DI PERNA JOSEPH	59250-469		6/7/2012	Convenience	1	No	No		
	9916-573		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/16/2019	670	New Wind	5,657	C				
4/4/2013	484	Manual	5,436	C				
9/26/2007	859	Re-Roof	5,850					

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	Inspected	CC	Chris C
11/6/2018	MEAS&NOTICE	BS	Barbara S
12/9/2008	Meas/Inspect	189	PATRIOT
11/14/2000	Hearing N/C	189	PATRIOT
10/12/1999	Meas/Inspect	263	PATRIOT
7/30/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13012		Sq. Ft.	Site		0	70.	0.62	5									567,253						567,300	

Total AC/HA:	0.29871	Total SF/SM:	13012	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	567,253	Spl Credit		Total:	567,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26475406
Const Adj.:	1.00091386
Adj $ / SQ:	158.239
Other Features:	101018
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	484254
Depreciation:	127843
Depreciated Total:	356411

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

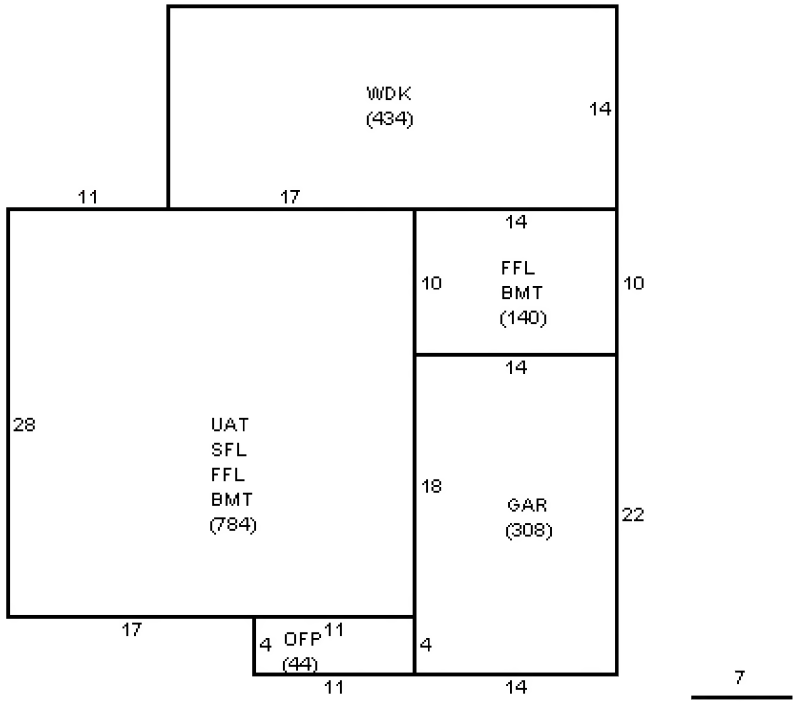
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	174.06
Special Features:	0	Val/Su Net:	98.62
Final Total:	356400	Val/Su SzAd	208.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	924	47.470	43,864
FFL	First Floor	924	158.240	146,213
SFL	Second Floor	784	158.240	124,059
WDK	Deck	434	8.310	3,607
GAR	Garage	308	23.140	7,127
UAT	Upper Attic	196	63.300	12,406
OFP	Open Porch	44	44.040	1,938
	Net Sketched Area:	3,614	Total:	339,214
Size Ad	1708	Gross Are	4202	FinArea 1708

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

074.0-0007-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	